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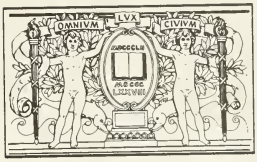

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Tufts-New England Medical Center

Master Plan

Phase 1 1968-1972

The Medical Center has recently completed the first phase of its development program that will incorporate into a thirteen acre site in downtown Boston a unique combination of health care facilities, medical and dental educational and research facilities along with public parks, pedestrian concourses and such commercial development as theaters, restaurants and retail shops. The four phased plan is presently scheduled for completion in 1987, and will represent an investment of $175 million in new construction and renovations. Planning for the program has continued since 1962 during which time the Medical Center's plan was developed in conjunction with the BRA South Cove Urban Renewal Plan which together has produced a massive revitalization of this area of Boston.

The Medical Center's first phase has seen the completion of a major construction program started with ground breaking for the Proger Building in the Fall of 1968 and costing $39 million of public and private funds. The results of this phase are now seen along Washington Street where the architectural design style has been established for the Medical Center's future development and where combined City and Medical Center public improvements have transformed what was a blighted area into a vibrant thoroughfare.

The major elements of the phase one construction program are:

- the Samuel Proger Building, a new health care facility of the New England Medical Center Hospital.

- the Dental Health Sciences Building, a new teaching and clinical facility of the Tufts University School of Dental Medicine.

- the T-NEMC Parking Garage, a new 900 car facility serving both the Medical Center's population and the public.

During this first phase, the Medical Center has also done much to temper its urban environment by initiating a landscaping program throughout the area. Trees have been planted along Harrison Ave., Bennet and Washington Streets, over an acre of grass and evergreen shrubs flank Washington Street at midblock and planting beds surround the new buildings.

Included in this first phase are facilities not related to the field of health care and education yet serve to relate the Medical Center to the community in mutually supportive roles. The Dental Health Sciences Building houses a branch of the First National Bank of Boston in a new facility at the corner of Kneeland and Washington Streets. The T-NEMC Garage provides space for the Beef and Ale House, a 250 seat restaurant

(Circa 1974)

on Tremont Street across from the Shubert Theater. A second rental area is the Garage at street level is available for commercial leasing. The Medical Center's first development phase has in these ways set the standard for its subsequent phases, i.e. to provide the facilities it needs in the pursuit of excellence in the health professions field and concurrently to contribute to the viability of its urban home.

Information Sheet for Unit 1A - Proger Building Phase 1

Area affected Washington Street between former Bennet and Harvard Streets

Description:

Type of construction new, concrete

Number of floors 8

Ground area (square feet)

Ground floor (gross square feet) 23,732

Total building floor area (gross square feet) 189,862

Construction cost $19,000,000

Source of funds PMA, Hill-Burton federal grants

Usage:

Level 0 Radiation therapy
1 Adult ambulatory care, pharmacy
2 Supply, records
3 Adult ambulatory care
4 Adult diagnostic radiology, nuclear medicine
5 Adult inpatient care
6 Adult inpatient care
7 Cafeteria

Capacity population 1,200

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Dental Health Sciences Building Phase 1

Area affected Washington/Kneeland/Shea Road - Parcel P-6

Description:

Type of construction new, concrete

Number of floors 8

Ground area (square feet)

Ground floor (gross square feet) 21,850

Total building floor area (gross square feet) 175,000

Construction cost $14,000,000

Source of funds PMA, Hill-Burton federal grants

Usage:

Level
0 Lobby, commercial space (Bank), receiving, storage, etc.
1 Graduate clinic
2 Dental clinic, radiology
3 Dental clinic, faculty offices
4 Oral surgery, NEMCH hospital unit
5 Research labs, faculty offices, NEMCH hospital unit
6 Lecture lab, administration
7 Shell space

Capacity population 890

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for T-NEMCH Parking Garage Phase 1

Area affected Tremont Street between former Hollis and Common Street
Parcels P-8, P-9, P-10, P-11

Description:

Type of construction new, concrete

Number of floors 8

Ground area (square feet) 67, 965

Ground floor (gross square feet) 56,168

Total building floor area (gross square feet) 449,344

Construction cost $5,000,000

Source of funds Bank mortgage

Usage: Employee, patient, visitor parking
Commercial space #1 - Restaurant 13,000 s.f.
Commercial space #2 - 4,238 s.f.

Capacity population 900 cars (Garage), 300 persons (restaurant)

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines NA

Gas lines

Electric service

Steam lines NA

Telephone lines

Tufts-New England Medical Center

Master Plan

Phase 2 1973-1978

The second phase which is now underway will see another major building program through this five year period. Of highest priority will be construction of Unit 1B, a new pediatric facility of the New England Medical Center Hospital. Other projects include the renovation of the Metropolitan Building and the Boston Floating Hospital and development of a pedestrian concourse between Tremont and Tyler Streets.

The triangular area formed by the Metropolitan Building, the Music Hall theater and the T-NEMC Garage is to be developed into a landscaped plaza that will provide a pedestrian link between Tremont and Washington Streets at midblock via a tree-lined walkway. The plaza is expected to be used by the Music Hall theater patrons during program intermissions and possibly by the Beef and Ale House as an outdoor cafe adjunct to its restaurant in the warm weather.

The northern portion of parcel P-4 along the east side of Washington Street has been landscaped to enhance the general area and to screen the MBTA tunnel where it emerges above grade. The southern portion of the parcel up to but not including the building currently used by the Don Bosco Technical High School (parcel P-4A) is to be resurfaced, fenced and equipped with an automatic control gate to provide surface parking for Medical Center personnel. These parking spaces will help offset the loss of the presently used lot on the Quincy School site when that project gets underway. Surface parking is a temporary use of this parcel as the phase four development plans indicate.

A new and expanded emergency room service facility is planned for the Rehabilitation Building on Harrison Avenue at Bennet Street. The project will increase the Hospital's capabilities of providing emergency treatment to the greater community. The Chinese Community Health Care facility presently housed in T-NEMC's Harrison Avenue properties will be relocated in the Quincy School complex when it opens in 1975 or 1976.

One of the major activities will be the renovation of the Metropolitan Building into an outpatient health care facility of the New England Medical Center Hospital. An optional feature of the renovation may be a bridge link between the Garage and the Metropolitan Building over the plaza to provide direct access for non-ambulatory patients.

The second development phase will provide long needed replacement of the New England Medical Center Hospital's pediatric service facilities with a new hospital building. ~~Unit 1B will accommodate the outpatient facilities presently provided at the Boston Dispensary and~~ inpatient facilities at the Boston Floating Hospital. The lower levels of the building will contain public space for a plaza, commercial shops, a

chapel and the kiosk of the new MBTA line into the downtown commercial area. The building will also physically tie together the eastern and western portions of the hospital complex by spanning Washington Street using the air rights over that portion once marked by the intersections with Hollis and Bennet Streets.

With the completion of Unit 1B, the Boston Floating Hospital will be renovated into a research facility of the Hospital. The Boston Dispensary will be razed and the site developed as a landscaped park for congregation by Medical Center staff and visitors. The park will also provide another link in the pedestrian concourse that will be completed in the next phase.

During phase two the existing buildings on the southside of Stuart Street between Tremont and Washington Streets are scheduled to be demolished so that the City may widen this poriton of Stuart Street. Although the resultant parcel P-7 will be narrowed and its redevelopment possibilities further hampered by required fire access from the Wilbur and Music Hall theaters, it has been incorporated into the site plan of Hospital Unit 1C, scheduled in phase 4. The Medical Center appreciates the importance of this parcel for its potential commercial value and tax prodecing revenue for the City. It also wants assurance that a Stuart Street entrance to the hospital complex remains part of the plan and that development on this parcel is compatible in scale, style and usage with abutting Medical Center properties. For these reasons it proposes to develop the parcel prior to the construction of Unit 1C under the following conditions:

> The narrow western portion of parcel P-7 is to be developed as a landscaped public plaza adjacent to the Wilbur Theater. A four level structure will be built on the eastern portion of the site. The street level will contain the building's entrance foyer and retail shops opening onto the Wilbur plaza, Stuart Street, and the Washington/Kneeland corner. The three levels above will be built for commercial/office space preferably to health related businesses such as medical and dental supplies or possibly for private health practitioners. Hospital Unit 1C will be built to interface with the south side of the commercial building and to extend four levels above it. At that time a portion of the commercial building (the foyer, one of the shops and part of the second level office space) will be converted into the Hospital's north entrance lobby.

As previously stated this commercial building construction can occur prior to the construction of Unit 1C, in either phase 2 or 3 if the following conditions exist:

- sufficient demand for such a commercial building exists in the business sector and is so demonstrated by the City or the Medical Center.

- the Medical Center is given definite assurances by prospective tenants acceptable to it, that they will lease and occupy the building if constructed.

- the construction financing of the project through private outside sources is entirely feasible to the Medical Center without recourse to its own working capital.

- the tax assessment of the property be such that the operation causes no financial burden on the Medical Center's operating funds.

These conditions are attached to the early development of parcel P-7 so that the Medical Center's ability to deliver health care and education will not be hampered by the financial burden of a commercial enterprise. During the period between the time the site is readied for redevelopment and the commercial building erected, the plaza adjacent to the Wilbur Theater will be developed and landscaped and ~~the balance of the parcel paved and used for commercial parking.~~

Information Sheet for Tremont Street Plaza Phase 2

Area affected Former Hollis Street between Metropolitan Building and T-NYC Garag

Description:

Type of construction New, concrete, landscaped

Number of floors NA

Ground area (square feet) 7,700

Ground floor (gross square feet) NA

Total building floor area (gross square feet) NA

Estimated construction cost (1973 prices) $49,000

Source of funds Bank mortgage financing

Usage: Public plaza and concourse between Tremont and Washington Streets. This landscaped and well-lit area will serve as a congregation area for patrons of the Music Hall Theater during program intermission and may be used by the Beef and Ale House as an outdoor cafe during the summer months.

Capacity population NA

Utility requirements:

Storm drain lines (1) 12"

Sanitary sewer lines NA

Low service water lines NA

High service water lines NA

Gas lines NA

Electric service

Steam lines NA

Telephone lines NA

Information Sheet for Park area and parking Phase 2

Area affected Parcel P-4 - east side of Washington Street

Description:

Type of construction New, landscaped and bituminous paving

Number of floors NA

Ground area (square feet) 25,800

Ground floor (gross square feet) NA

Total building floor area (gross square feet) NA

Estimated construction cost (1973 prices) $16,000

Source of funds Donations and operating funds

Usage: 50 ? How planned ? - cut out -

Surface parking for ~~25~~ Medical Center personnel cars to offset loss of 140 spaces at the lot on the Quincy School site.

Capacity population NA

Utility requirements:

Storm drain lines NA

Sanitary sewer lines NA

Low service water lines NA

High service water lines NA

Gas lines NA

Electric service NA

Steam lines NA

Telephone lines NA

Information Sheet for Metropolitan (Biewend) Building Phase 2

Area affected 260 Tremont Street

Description:

Type of construction Renovation

Number of floors 14

Ground area (square feet) 10,917

Ground floor (gross square feet) 5,388

Total building floor area (gross square feet) 141,234

Estimated construction cost (1973 prices) $5,546,000

Source of funds MHEFA and/or currently available federal grant funding

Usage: Out patient examination facilities

Capacity population 890

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Hospital Unit 1B (1st phase) Phase 2

Area affected Washington Street Air Rights, Parcels P-8, P-4

Description:

Type of construction New, concrete

Number of floors 8

Ground area (square feet) 10,000 (east side Washington Street)
20,000 (west side Washington Street)

Ground floor (gross square feet) 14,552

Total building floor area (gross square feet) 194,691

Estimated construction cost (1973 prices) $19,650,000 (@ $101/sq. feet)

Source of funds MHEFA and/or currently available federal grant funding

Usage:

Level	0	Admissions, Storage, Receiving, Lobby, MBTA Kiosk
	1	Administration, Commercial, Chapel, Lobby, MBTA Kiosk
	2	Pediatric dietary, clinical labs
	3	Clinical labs, operating room suite
	4	Diagnostic radiology, cardiac catheterization suite, inpatient support
	5	Inpatient services
	6	Inpatient services
	7	Mechanical

Capacity population 1,791

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Research Building Phase 2

Area affected Northeast corner of Ash and Nassau Streets (formerly Boston Floating Hospital)

Description:

Type of construction Renovation

Number of floors 5

Ground area (square feet) 6,400

Ground floor (gross square feet) 5,500

Total building floor area (gross square feet) 27,500

Estimated construction cost (1973 prices) $1,900,000 (@ $70/sq. ft.)

Source of funds Bank Mortgage or Federal Grant if available

Usage: Research laboratories to occupy the Boston Floating Hospital Building when that facility is relocated in the new pediatric area of Hospital Unit 1B

Capacity population 69

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Park Area Phase 2

Area affected Southeast corner of Ash and Bennet Streets (Boston Dispensary site)

Description:

Type of construction New, landscaped brick or concrete plaza

Number of floors NA

Ground area (square feet) 6,100

Ground floor (gross square feet) NA

Total building floor area (gross square feet) NA

Estimated construction cost (1973 prices) Demolition $35,000
Construction $21,000

Source of funds Donations

Usage: Public plaza and congregation area. This area will be part of a pedestrian concourse along Bennet Street to be completed in Phase 3 of the plan

Capacity population NA

Utility requirements:

Storm drain lines

Sanitary sewer lines NA

Low service water lines NA

High service water lines NA

Gas lines NA

Electric service

Steam lines NA

Telephone lines NA

Information Sheet for Optional Development Commercial Building Phase 2 or 3

Area affected Stuart Street - major portion of Parcel P-7

Description:

Type of construction New, concrete, landscaped

Number of floors 4

Ground area (square feet) 27,700

Ground floor (gross square feet) 14,000

Total building floor area (gross square feet) 56,000

Estimated construction cost (1973 prices) $2,800,000 (@ $50/sq. ft.) ← high for a 4 floor bldg

Source of funds Bank Mortgage

Usage:

Level		
	0	Retail shops, lobby, plaza
	1	Commercial rental area
	2	Commercial rental area
	3	Commercial rental area

Capacity population 310

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Tufts-New England Medical Center

Master Plan

Phase 3 1979-1981

The program for the third phase includes major additions to the educational capability of the Medical Center and to its operations as a health facility complex.

A Learning Resourses Building and a community park is to be built on parcels P-2, P-2A and existing Medical Center properties on the site bounded by Tyler, Harvard, Harrison and Tufts University's student residential facility, Posner Hall. The Learning Resources Building is to provide the Medical and Dental Schools with much needed lecture halls, seminar rooms and a multi-media library. The spacial demands of a building intended for use as a library are especially critical. At this site, the inclusion of parcel P-2A is required to provide the number of net square feet per floor in a configuration consistent with modern library design standards. Without the inclusion of parcel P-2A a net floor area only just above the minimum fundable by federal agencies is possible. The Medical Center in appreciation of the seriousness of relocation and demolition of residential properties reaffirms its previous commitment to the City and the Chinese Community, that if parcel P-2A is acquired, the property will not be demolished until plans for the Learning Resources Building have been approved by appropriate federal and municipal agencies and the project's finances are clearly established.

The southern portion of the site will be landscaped and developed to provide pedestrian access from Tyler Street through a public park to Harrison Ave.

Parcel P-5 and abutting Medical Center properties at the northwest corner of Harvard Street and Harrison Avenue will be the site of a Central Services and Administration Building. This structure will contain offices, shops, storage and other operational space presently quartered at 37 and 49 Bennet Street and 17 Nassau Street, buildings that will be razed during this development phase.

A 490 car parking garage will be erected on the site containing parcels P-3, P-3A and several presently owned Medical Center properties in the block bounded by Ash, Harrison, Nassau, and Oak. Construction of this parking garage will be imperative given the greatly increased Medical Center population by the end of this decade and the loss of 405 existing parking spaces at the Learning Resources Building site at this site, and at the Quincy School site. To minimize disruption of the local traffic pattern the garage is proposed to have its entrance from Washington Street via 120 feet on Oak and Ash Streets and egress out to Harrison Avenue.

Demolition of the structures at 37 and 49 Bennet Street is appropriate to the age, condition and functional usage of these Medical Center buildings and the site will provide the last link in the pedestrian walkway through the Medical Center from Tyler Street to Tremont Street. Of equal importance is that this park area parallel to Bennet Street and the one between Tyler and Harrison will provide much needed open space and greenery in this densely developed and heavily populated area.

Information Sheet for Learning Resources Building

Area affected Harrison/Harvard/Tyler - Parcels P-2, P-2A

Description:

Type of construction New, concrete

Number of floors 6

Ground area (square feet) 37,120

Ground floor (gross square feet) 31,350

Total building floor area (gross square feet) 188,100

Estimated construction cost (1973 prices) $13,750,000 (@ $73/sq. ft.)

Source of funds HPEF Funds and/or Tufts alumni fund drive

Usage: Level

0	Lecture halls, lobby, receiving, storage
1	Lecture halls (upper section), seminar rooms
2	Multi-media, medical and dental library
3	Multi-media, medical and dental library
4	Multi-media, medical and dental library
5	Mechanical space, storage

Capacity population

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Central Services and Administration Building Phase 3

Area affected Northwest corner of Harvard Street & Harrison Ave. - Parcel P-5

Description:

Type of construction New, concrete

Number of floors 6

Ground area (square feet) 13,334

Ground floor (gross square feet) 9,800

Total building floor area (gross square feet) 58,800

Estimated construction cost (1973 prices) $4,116,00 (@ $70/sq. ft.)

Source of funds MHEFA or Bank Mortgage

Usage:

Level

1. Purchasing, Personnel, Security Office
2. Business Office (Tufts University)
3. Administrative Offices (17 Nassau Street)

4 & 5. Administrative Offices (Holmes)

6. Administrative Offices (37 Bennet Street)

Replaces razed buildings at 17 Nassau, 49 Bennet, and 37 Bennet. Also consolidates offices scattered throughout the Medical and Dental Schools and Hospital buildings.

Capacity population 318

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Parking Garage Phase 3

Area affected Harrison/Pak/Ask/Nassau Streets

Description:

Type of construction New, concrete

Number of floors 3

Ground area (square feet) 51,500

Ground floor (gross square feet) 36,500

Total building floor area (gross square feet) 109,500

Estimated construction cost (1973 prices) $1,960,000/@ $4,000/stall)

Source of funds Bank Mortgage

Usage:

Parking for 490 cars. Spaces in this facility are to replace those lost from the lot on the site of the Learning Resources Building (250 cars), those lost on this site (100 cars), those lost at the Quincy School site (115 cars) and to accommodate the Center's increased population (2,681 additional staff, patients and visitors since 1975)

Capacity population NA

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Bennet Street Concourse Phase 3

Area affected Bennet St. between Ash and Harrison - South side

Description:

Type of construction landscaped, brick or concrete

Number of floors NA

Ground area (square feet) 9,600

Ground floor (gross square feet) NA

Total building floor area (gross square feet) NA

Estimated construction cost (1973 prices) Demolition $112,000: Construction $35,000.

Source of funds Fund Raising Drive

Usage:

Raze two buildings - 37 Bennet Street and the Holmes Building (49 Bennet Street) Build pedestrian concourse. This will complete the tree-lined pedestrians walkway that extends through the Medical Center from Tremont Street to Tyler Street.

Capacity population NA

Utility requirements:

Storm drain lines

Sanitary sewer lines NA

Low service water lines NA

High service water lines NA

Gas lines NA

Electric service NA

Steam lines NA

Telephone lines NA

Tufts-New England Medical Center

Master Plan

Phase 4 1982-1987

Alternate plans are proposed for the fourth and final phase of the Medical Center's development plan. The two plans depict development in the Washington, Ash, Oak Streets area if the elevated MBTA Orange line remains in operation through this phase (Option A) and alternately, if the line is dismantled. (Option B)

Sheet 1 of Phase 4 - (Option A)

Under Option A, the southern extension of Hospital Unit 1B (phase 2) will be limited by the height of the MBTA elevated line that passes under it. The unit will provide space for an expansion of the Hospital's adult and pediatric inpatient facilities. The portion of parcel P-4 south of this second phase of Unit 1B will be given to the community for a playground and the building at parcel P-4A, presently occupied by Don Bosco but scheduled to be relocated into their complex across Washington Street will also be turned over to and for the community's use. Two levels will be built over the Oak Street parking garage and occupied as a research facility. The vertical extension of the parking garage in this plan and the alternate one is to be consistant with the height of development across Oak Street. Although plans for parcel R-3 have not been announced by the City at this time, the Medical Center's intention is to coordinate its development plans with those of the residential use of parcel R-3.

Sheet 2 of Phase 4 - (Option B)

In the case of Option B, the MBTA right of way will be used in conjunction with parcels P-4 and P-4A to extend the Oak Street parking garage west to Washington Street and the second phase of Unit 1B south to the parking garage. The additional area will permit the following:

- Unit 1B will incorporate an interior courtyard into its design.
- the Oak Street parking garage will increase its capacity by 295 cars and have its entrance directly in Washington Street.
- the Research facility will be built on one level over the garage.

Other construction projects scheduled for phase 4 and uneffected by the alternate development plans in the MBTA right of way area are the construction of Unit 1C, an expansion of the New England Medical Center Hospital's adult inpatient facilities, and the vertical expansion of the Dental Health Sciences Building.

The site of Unit 1C will be the existing parking lot between the Music Hall theater (part of the Hospital owned Metropolitan properties), air rights over Washington Street that would permit the new unit to interconnect with both the Proger Building and the Dental Health Sciences Building, and parcel P-7 along Stuart Street. The main entrance to Unit 1C will

be at Stuart Street, either by a conversion of the commercial building erected previously on parcel P-7 (See phase 2 development plan) or, if that was not built prior to this phase, by building the entrance lobby in conjunction with an arcade of street entry retail shops along Stuart Street.

The second phase of the Dental Health Sceinces Building will be erected during this period. It will provide educational and clinical facilities for the School of Dental Medicine and occupy seven levels atop the existing structure.

Information Sheet for Hospital Unit 1b - Phase 2 Phase 4 (option A MBTA remains)

Area affected Washington Street (from Unit 1B - Phase 1 to Nassau Street)

Description:

Type of construction new, concrete

Number of floors 8

Ground area (square feet) 27,000

Ground floor (gross square feet) 24,300

Total building floor area (gross square feet) 194,000

Estimated construction cost (1973 prices) $19,594,000 (@ $101/sq. ft.)

Source of funds MHEFA and/or currently available federal grant funding

Usage:

Expansion of adult and pediatric inpatient facilities

Capacity population 1,455

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Research Facility Phase 4 (option A - MBTA remains)

Area affected Harrison/Oak/Ash/Nassau Streets - Parcel P-3, P-3A

Description:

Type of construction New, concrete

Number of floors 2 -- over three level Parking Garage

Ground area (square feet) 51,500

Ground floor (gross square feet) 36,500 (Research facility level)

Total building floor area (gross square feet) 73,000 (Research Facility only)

Estimated construction cost (1973 prices) $8,600,000 (@ $118/sq. ft.)

Source of funds MHEFA and/or currently available federal grant funding

Usage:

Research laboratories

Capacity population 182

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Hospital Unit 1B - Phase 2 Phase 4 (option B - MBTA relocated)

Area affected Washington Street (from Unit 1B - Phase 1 to Parking Garage)

Description:

Type of construction New, concrete

Number of floors 8

Ground area (square feet) 30,900

Ground floor (gross square feet) 26,175

Total building floor area (gross square feet) 209,400

Estimated construction cost (1973 prices) $21,150,000 (@ $101/sq. ft.)

Source of funds MHEFA and/or currently available federal grant funding

Usage:

Expansion of adult and pediatric inpatient facilities

Capacity population 1,567

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Extension of Parking Garage built in Phase 4 Phase 4 (option B - MBTA relocated)

Area affected Parking Garage west face to Washington Street (Parcel P-4, P-4A)

Description:

Type of construction New, concrete

Number of floors 3

Ground area (square feet) 27,000

Ground floor (gross square feet) 22,100

Total building floor area (gross square feet) 66,300

Estimated construction cost (1973 prices) $1,180,000 (@ $4,000/stall)

Source of funds Bank Mortgage

Usage: 190 (350 □' per car)

Parking for ~~285~~ cars. Facility will be needed to replace those lost at the sites of Hospital Units IC (140 cars) and IB - Phase 2 (25 cars) to accommodate the greatly increased Medical Center capacity population (estimated at over 4,000 staff, patients and visitors) with the construction of Phase 4.

Capacity population NA

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Research Facility — Phase 4 (option B - MBTA relocated)

Area affected Harrison/Oak/Nassau/Washington Streets - Parcels P-3, P-3A, P-4, P-4A

Description:

Type of construction New, concrete

Number of floors 1 (over three level Parking Garage)

Ground area (square feet) 78,500

Ground floor (gross square feet) 58,600 (Research facility level)

Total building floor area (gross square feet) 58,600 (Research facility only)

Estimated construction cost (1973 prices) $6,900,000 (@ $118/sq. ft.)

Source of funds MHEFA and/or currently available federal grant funding

Usage:

Research laboratories

Capacity population 145

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Hospital Unit 1C Phase 4

Area affected Washington Street (between unit 1B and Stuart Street and extending over Washington Street to Unit 1A and the Dental Health Sciences Building)

Description:

Type of construction New, concrete

Number of floors 8

Ground area (square feet) 74,900 (including Parcel P-7 site: 20,500 sq. ft.)

Ground floor (gross square feet) 49,100

Total building floor area (gross square feet) 448,800 (including 56,000 sq. ft. to be built over commercial space)

Estimated construction cost (1973 prices) $45,300,000 (@ $101/sq. ft.)

Source of funds MHEFA and/or currently available federal grant findings.

Usage:

Adult inpatient facilities

No parking ?

Capacity population 2,946

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

Information Sheet for Dental Health Science Building Phase 4
Phase 2

Area affected Southeast corner of Washington and Kneeland Streets

Description:

Type of construction New, concrete

Number of floors 7 above existing structure

Ground area (square feet) NA

Ground floor (gross square feet) 20,000

Total building floor area (gross square feet) 140,000

Estimated construction cost (1973 prices) $13,100,000 (@ $94/sq. ft.)

Source of funds Fund raising drive and/or federal grants

Usage:

Research laboratories, faculty offices, seminar and teaching facilities

Capacity population 812

Utility requirements:

Storm drain lines

Sanitary sewer lines

Low service water lines

High service water lines

Gas lines

Electric service

Steam lines

Telephone lines

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